

**TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JANUARY 17, 2006 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, E. Cole, R. Keyes and D. Seager  
Alternates Present: R. Boardman  
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:04 p.m.

Chairman Nado appointed Boardman to vote for Vaughn.

Chairman Nado went over the public hearing procedures.

Chairman Nado asked the applicants for 18-22 West Main Street if they would mind if the Commission delayed the public hearing until after the preliminary hearings were heard tonight. Rod Desmarais stated they didn't mind.

### **PUBLIC HEARINGS**

Chairman Nado reopened the public hearing at 7:38 p.m.

HDC 05-66 – 18-22 West Main Street; Historic Mystic, LLC, owner; Rod Desmarais, applicant; construct new retail/residential building. PIN 261918412081 (continuation)

Rod Desmarais, presented for the owners, Historic Mystic, LLC, for the property at 18-22 West Main Street. Mr. Desmarais displayed drawings of the proposed retail/residential four-story building. Mr. Desmarais stated they adjusted the central door. They changed from brick to clapboard as suggested by the Commission. The colonnade on the back has been replaced with a hard canopy half the size as before, so half the boardwalk will be uncovered. He stated they removed the see-thru porch elements from the two corners of the building as suggested.

Mark Comeau submitted drawings to the Commission. Mr. Comeau stated they reduced the scale of the windows from 4 feet high to 3 feet 6 inches. They removed the arches on the 3<sup>rd</sup> floor windows. Mr. Comeau explained the material sheets and the details. Seager stated that the Commission needed dimensions to be on the drawing itself and not in a separate booklet so the inspector has a single sheet to go out and inspect instead of carrying several booklets and referring back and forth. Mr. Desmarais stated that he felt that the drawing would be cluttered up if he put all the elevations on it. Seager stated that it is a standard drawing and that it is customary in the field to include these dimensions on the drawings.

Mr. Comeau showed a roof top screening for the A/C units to the Commission. Seager stated that a skirting shaped as a simple rectangle would be cleaner.

Mr. Comeau discussed the porches on the back. He showed where they eliminated the see-through effect of the end porches. Mr. Comeau showed the proposed awning, which comes out 5 feet with a slight pitch for rain. Mr. Desmarais stated that there might be slight changes to the

window layouts on the side of the proposed building as they get more into the building process. Mr. Desmarais stated that they would come before the Commission if any changes were needed.

Seager stated that they have to have the drawings with dimensions before they vote. Seager asked if they could have spandrel windows on this building. They consist of arched windows on the top panes. The applicants agreed to include the spandrel windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors all the way around the building.

Mr. Desmarais stated that he would like to get a vote tonight and would like to make the stipulations on the drawing. Chairman Nado stated that he needed to see them drawn on CAD.

Keyes stated that she liked the building but would like to see the spandrel windows and Boardman agreed. Cole stated that she liked the building, but would want to see the spandrel windows drawn in before she decided. Keyes stated that they could vote tonight and the applicant could come back to apply for the spandrel windows. Seager stated that he really thought the spandrel windows would be appropriate for this building on the second and third floors.

Seager stated that in order to vote tonight, he would like a stipulation that the drawings have dimensions on them. Chairman Nado stated that he would prefer to have the drawings with dimensions to vote on. Discussion ensued regarding a stipulation that the plotted CAD drawings be submitted at the next meeting.

Chairman Nado asked how much of a drop from one side of the building to the other. Mr. Desmaris stated that the building has a drop of 7”.

Chairman Nado stated that he liked what they did with the porches on the back. Chairman Nado stated that he liked the changes they have made since the last meeting. He liked the awning as opposed to the permanent overhang as it looks historically as if it was added later on.

Chairman Nado called a 5-minute break at 8:45 p.m.

The public hearing reconvened at 8:50 p.m.

Chairman Nado stated that on the west side they should keep the windows flowing because it will be visible. Chairman Nado stated that he doesn't have a problem with the depth anymore since they made the back a flat façade with an awning. Chairman Nado stated he was fine with a square rectangular skirting around the a/c units on the roof. Chairman Nado asked about the handicapped ramp and Mr. Desmaris stated that they didn't draw a detail because it has to work in with the downtown streetscape project and they would file another application with the Commission for the ramp. Chairman Nado stated that he was in favor of the proposed building, but he was concerned about voting before they have one document with all the dimensions on it.

Keyes stated that she really liked the building. Cole stated that she likes the building and is happy with the change to the back and the awning. Seager stated that he was happy with the building. Boardman stated he was in favor of the building.

Chairman Nado stated the Commission would vote on the application tonight and would add stipulations to the Certificate of Appropriateness.

Chairman Nado asked for public comments and there were none.

Chairman Nado closed the public hearing at 9:10 p.m.

The following exhibits were presented:

- 4 drawings
- 12 materials sheets (1 packet)

Chairman Nado closed the public hearing at 9:10 p.m.

### **DISCUSSION ON ITEMS OF PUBLIC HEARING**

HDC 05-66 – 18-22 West Main Street

**MOTION:** To grant a Certificate of Appropriateness with stipulations.

Motion made by Seager, seconded by Keyes, so voted unanimously.

### **PRE-APPLICATION HEARINGS**

Noreen Zupnick of 86 Pequot Avenue stated that she rented a space at 3 West Main Street for her store. She submitted pictures of the previous sign and stated that the new sign would be the exact same size as the previous one. The Commission stated they thought the sign would be fine.

Peter Springsteel, architect, presented for the owners of 23 Gravel Street. He handed out a site location map and displayed photos and floor plans for the Commission. The proposal is to change the façade and doors on the backside of the house, which faces Cliff Street. They are putting in new windows and adding a door. He stated the windows would be double hung 6 over 6, Marvin wood windows. The door would be painted fiberglass. The back of the house is the only part that is still clapboard and it will remain the same. They are proposing to remove the shutters as well. Seager stated he would prefer the lights to be external. The Commission was in favor of removing the shutters and thought the new look would simplify the building.

Peter Springsteel, architect, presented for the owners of the lot on the corner of Grove and Starr Street. He handed out a site plan to the Commission. Mr. Springsteel stated that it is currently one lot, but the owner is going to subdivide it. Mr. Springsteel presented a drawing of the proposed new house. The owner would like to grade it up on the backside. The Grove Avenue side would be lower. The existing cut out in the stone wall would be where the driveway would come in and probably would have a carriage house type garage. The structure would be all

clapboard. The owner would like to put a fake chimney on the garage. The main building is 56 feet long. Mr. Springsteel would like to do brick on the exposed foundation.

The Commission felt it looked more like a Federal than a Cape. The front entranceway is to elaborate and should be simpler stated Keyes. Seager stated the front door had a Victorian look as it is designed now. The Commission stated that the house would complement the area nicely with a few minor changes.

Joseph Roy, of 7 Johnson Avenue in Plainville, has been contracted by the Bank of America. They are going to make signs for Bank of America next to Mystic Pizza on West Main Street. They would like to make parking signs for Bank of America customers. He displayed pictures of the signs to the Commission. Eleven signs across the back and eight signs across the front. The signs will be 7'8" high and 18" square. Boardman stated he would like to see another alternative such as painting it on the parking spaces or see the signs lower and fewer. Keyes stated that the signs are too high. Seager stated that 5 feet high would be more appropriate. Seager stated that maybe 4 signs across the back would be sufficient. Chairman Nado stated that the signs would be too tall and he suggested less than 4 feet. Chairman Nado stated that signs so high would obstruct the view of the historical building on the adjacent lot. Chairman Nado suggested finding another alternative to so many signs. Cole stated that the signs are to tall and to many.

David Evans, owner of 220 High Street presented to the Commission. He stated that they would like to get approval for the chimney on their new home that was previously approved. The chimney will be rectangular. The chimney would be 3' x 4'. Chairman Nado stated that he needed to proportion the chimney to the scale of the building. Seager stated that they needed dimensions on the drawing and a drawing that isn't mounted so it can be submitted as evidence in the file.

**CORRESPONDENCE** - None

## **MINUTES**

**MOTION:** To approve the minutes of December 9, 2005 and January 3, 2005

Motion made by Cole, seconded by Keyes, so voted unanimously.

**OLD BUSINESS** - None

## **NEW BUSINESS**

The election of officials was held.

**MOTION:** To re-elect Charles Nado as Chairman of the Historic District Commission.

Motion made by Seager, seconded by Cole, 4 in favor, one abstention (Nado).

**MOTION:** To re-elect Elaine Cole as Secretary of the Historic District Commission.

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Motion made by Seager, seconded by Keyes, 4 in favor, one abstention (Cole).

MOTION: To elect Dick Seager as Vice-Chairman of the Historic District Commission.

Motion made by Keyes, seconded by Cole, 4 in favor, one abstention (Seager).

### **ADJOURNMENT**

Motion to adjourn at 9:55 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary